GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Lands – Ranga Reddy District – Transfer of Rights on encroachment of specified categories of un -assigned Government land to an extent of 1000 Sq.yards in Plot No.8/C in Sy.No.5/3 at Raidurg Panmaktha in Serilingampally Mandal in favour of Smt.Radha Dontapally W/o Vinay Dontapally Kumar, on payment of value of Rs.12,46,305-00 – Orders – Issued.

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REVENUE (ASN.V) DEPARTMENT

G.O.Ms.No. 918 **Dated: 30th August, 2010**

Read the following :-

1. G.O.Ms.No.166, Revenue (Asn.POT) Department, dt.16-02-2008
2. Minutes of District Level Committee No.E5/1400/2008, dt.20-12-2008 and dt.29-12-2008
3. From the CCLA Ref.No.BB2/1896/2008, dt.09-01-2009 & dt.03-02-2009
4. From the CCLA Ref.No.BB2/1896/2009, dt.05-08-2009.
5. From the Collector, R.R.District Lr.No.E5/1400/2008, dt.07-11-2009

ORDER:

In the reference second read above, the District Collector, Ranga Reddy District has submitted proposals to CCLA on the applications received under G.O.166 for regularization of occupation of un-assigned Government lands in Sy.No.5/3 at Raidurg Panmaktha Village, Serilingampally Mandal, Ranga Reddy District.

2. In the reference third read above, the CCLA while communicating the minutes of meeting held on 06-01-2009 recommended the proposals for regularization of encroachments in Sy.No.5/3 of Raidurg Panmaktha Village, Serilingampally (M), Ranga Reddy District, subject to receipt of clearance from ULC.

3. In the reference fourth read above, the CCLA has informed that a meeting was convened on 25-07-2009, in compliance with instructions issued by the Government vide Govt.Memo.No.5848/Asn.V(1)/2009, dt.29-06-2009 with the Joint Collector, Ranga Reddy District and additional SO ULC, Hyderabad and after detailed discussion in the matter, the SO & CA ULC has submitted a report vide letter No.A4/1794/2008, dt.25-07-2009 and 03-08-2009 that there is no objection for about 429 applications received in Sy.No.5/3, 5/4 and 66/3 of Raidurg Panmaqtha Village, Serilingampally Mandal for regularization under G.O.Ms.No.166, Revenue (Asn.POT) Department, dt.16-02-2008, since the lands are treated as Government lands, and the cases recommended in the minutes of State Regularization Committee held on 06-01-2009 for the cases above 500 Sq.yards to be treated as recommended.

4. In the reference fifth read above, the Collector, Ranga Reddy District has informed that based on the recommendations of State Level Regularization Committee the Government have issued orders vide G.O.Ms.No.1033, Revenue (Asn.V) Department, dt.01-10-2009 for transfer of rights of Un-assinged Government lands admeasuring 879 Sq.yards in Plot No.166-A in Sy.No.5/3, Raidurg Panmaqtha Village, Serilingampally Mandal in favour of V.Akshitha. In this connection, the Collector, Ranga Reddy District has reported that the District Level Committee have approved eight cases pertains to the area below 250 Sq.yards in Sy.No.5/3 Raidurg Panmaqtha Village, the CCLA has approved 180 cases at their level and recommended 273 cases to Government for approval and issue of transfer of rights in respect of un-assigned Government lands in Sy.No.5/3 and 5/4 of Raidurg Panmqtha Village, Serilingampally Mandal.

(PTO)

5. The Collector, Ranga Reddy District has further reported that Sy.No.5 with an extent of Ac.153.02 gts., of Raidurg Village is classified as Poramboke Sarkari as per survey and settlement records and entire area is shown as unfit for cultivation, the Raidurg records are being maintained as Raidurg Jagir, Raidurg Paigah and Raidurg Khalsa Villages with individual maps and records, the then Village Patwari created new Villages namely Raidurg Panmaktha & Raidurg Nowkhalsa without competence and without any valid orders of competent authority and wrote two separate records for the Villages created by him without competency. The Sy.No.1 to 9, 66, 77 to 90, 92 to 98 and 1 to 103 were entered in Panmaktha Village and other Sy.Nos.10 to 76 (including part of Sy.No.66) 99, 100, 104 to 109 were entered in Raidurg Nowkhalsa Village. As a matter of fact the Survey Numbers in any village start from Sy.No.1, and ends with last Sy.No. of that Village and there can be no missing Survey Number in the Village Records, but in case of these villages created by the then Patwari, the Survey Numbers existing in one Village are not found and in other village which is against the practice and it is not in accordance with law. As such it is clearly established that the Patwari with a malafide intention created the village records and the same has been continued as on today.

6. The Collector, Ranga Reddy District has also reported that Sy.No.5 measuring Ac.153.02 gts., is included in the newly created Village of Raidurg Panmaqtha by the then Patwari fraudulently as Sy.No.5/1 Paiki with 49.02 acres as Poromboke Sarkari, 5/2 Paiki with 27.00 acres, 5/3 Paiki with 75.00 acres, 5/4 Paiki with 2.00 acres in the name of private persons. LGC 177/96 was filed against Narne Estate and another in Sy.No.5/1 in respect of 13.01 acres of land. Subsequent to the filing of LGC 177/96, the CCLA has constituted a High Level Technical Committee to survey the entire land in Sy.No.5. The report of the Committee concluded that the total extent of Sy.No.5 is Ac.158.16 gts., as per the Traverse Computation and the land is presently under the enjoyment of private individuals ie. Narne Estate 38.21 gts., BNR Hills 50.20 gts., (including 2.00 acres claim of Ananda Bai) Nandi Hills 53.03 gts., Government land open 10.34 gts., Grave Yard 3.24 gts., and under Submergence 1.34 gts. After the High Level Technical Committee report, the Government have filed another LGC No.13/2004 before Special Court for the remaining land grabbed in Sy.No.5 of Raidurg Village.

7. While stating the above facts, the Collector, Ranga Reddy District submitted that the beneficiaries whose cases have been approved by the District Level Committee and the Committee at the level of the CCLA have represented to issue transfer of rights in terms of G.O.Ms.No.166, dt.16-02-2008 and recommended for withdrawal of pending cases before Special Court. The Collector, Ranga Reddy District has further requested after approval of all cases which are pending before Government, the Collector, Ranga Reddy District may arrive to a conclusion that how much extent has to be withdrawn before the Hon'ble Special Court, APLG (P) Act.

8. Based on the above proposal of the Collector, Ranga Reddy District, the CCLA in Lr.No.BB2/65/2010, dt.27-01-2010 has forwarded the proposal to Government to pass appropriate orders for issue of transfer of rights in respect of the cases which were approved and submitted to the Government by the CCLA in Sy.No.5/3 and 5/4 situated at Raidurg Panmaktha Village covering area above 500 Sq.yards and with drawal of LG cases pending before the Hon'ble Special Court, APLG (P) Act to the extent covered by regularization proceedings at all the three levels.

9. Government after examining the request of the CCLA and Collector, Ranga Reddy District have issued instructions vide Memo No.4540/Asn.V(1)/2010, dt.28.04.2010 according permission to the Collector, Ranga Reddy District for withdrawal of L.G.Cases to the extent of regularization orders issued by the Collector, Ranga Reddy District / CCLA and Government, in Government land in Sy.No.5 at Raidurg Village, Serilingmapally Mandal under G.O.Ms.No.166, dt.16.02.2008.

Contd..3.

10. Smt.Radha Dontapally W/o Vinay Dontapally Kumar has applied for regularization of their occupation of vacant Government land to an extent of 1000 Sq.yards with Plot No.8/C in Sy.No.5/3 at Raidurg Panmaktha Village, Serilingampally Mandal, under G.O.Ms.No.166, dt.16-02-2008.

11. The CCLA has recommended in the minutes of State Level Committee dated:06-01-2009 taking in to consideration on the document produced by the applicant i.e. Sale Deed No.11061, dt.04-12-1995, the above case on payment of value of Rs.12,46,305/-.

12. Government have examined the matter in the light of the policy guidelines issued in G.O.Ms.No.166, Revenue (Asn.POT) Department, dt.16-02-2008 and after careful consideration of the recommendations of the State Level Regularization Committee, hereby permit the Collector, Ranga Reddy District to transfer the rights of un-assigned vacant Government land to an extent of 1000 Sq yards with Plot No.8/C in Sy.No.5/3 at Raidurg Panmaktha in Serilingampally Mandal in favour of Smt.Radha Dontapally W/o Vinay Dontapally Kumar, on payment of value of Rs.12,46,305/- (Rupees Twelve lakhs forty six thousand three hundred and five only) as per G.O.Ms.No.166, Revenue dt.16.02.2008 and subsequent amendments thereon, subject to adhering the following conditions and to ensure the instructions stipulated by the CCLA in the minutes dt.06-01-2009, 05-08-2009 and instructions issued in Government Memo No.4540/Asn.V(1)/2010, dt.28-04-2010. The Collector, Ranga Reddy District is also to ensure:

1) that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
2) The Registered Documents should be verified about its validity and genuineness and verified all original documents.
3) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
4) An affidavit should be obtained from the applicant that he/she shall forego his /her right in all the pending cases and with drawl of LG / SLP cases are pending before the Land Grabbing Court and other Courts etc.
5) All other conditions prescribed in G.O.Ms.No.166 should be followed
6) The proposed lands should not be covered under the lands mentioned in G.O.Ms.No.1230, Revenue (Asn.POT) Department, dt.23.10.2008 i.e. 100 feet abutting road.
7) To ensure that the applicant is not having any other Government land applied for regularization under G.O.Ms.No.166, except the land applied for. If land applied for regularization is more than one application by the individual, it is the responsibility of the Collector, R.R.District to treat all the applications, as one application and will calculate under provisions of G.O.Ms.No.166, after taking permission from Government through CCLA
8) Collector, Ranga Reddy District, shall obtain encumbrance certificate from the concerned Sub Registrar Office and to verify original sale deeds

13. The Spl.CS & Chief Commissioner of Land Administration, Hyderabad / Collector, Ranga Reddy District shall take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Spl.CS & Chief Commissioner, Land Administration, Hyderabad
The Collector, Ranga Reddy District,
Copy to
Smt.Radha Dontapally W/o Vinay Dontapally - through the Collector, Ranga Reddy District
SF/SCs

// FORWARDED BY ORDER //

SECTION OFFICER